

DESCRIPTION OF THE W. WALLACE WALKER ESTATE LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at the intersection of the west side of Md. Rte. 18 (40' wide) and the south side of Walker Road (40' wide), said point being the southeast corner of the herein described lands and the northeast corner of the lands of John W. Price; and running, thence, by and with the south side of Walker Road and with the north side of the lands of John W. Price, J. Harold Thomas & Sons, Inc., and Emmart R. Guyton N 83 41 W - 1329.81' to an iron pipe at the west end of Walker Road; thence, still by and with said Guyton lands N 83 41 W - 1419.75' to a concrete monument, N 83 41 W - 259.08' to an iron pipe, and N 83 41 W - 736.46' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the Chesapeake Bay the six following courses and distances: (1) N 35 05 40 E - 813.61', (2) N 23 24 E - 305.61', (3) N 15 50 W - 91.30', (4) N 64 40 20 W - 66.90', (5) N 37 03 50 E - 96.85', and (6) N 27 57 30 E - 323.31' to the lands of Charles Price, Jr.; thence, by and with said Price lands S 36 42 E - 219.97' more or less to a concrete monument, S 36 42 E - 1005.38' to an angle iron post set in concrete, and S 83 41 50 E - 2391.57' to a concrete monument on the west side of Md. Rte. 18; thence, by and with the west side of said road S 09 39 W - 601.10' to the place of beginning. Containing in all 60.327 acres of land, more or less.

Saving and excepting Lots 9 and 10 as shown on a plat entitled "Part of the W. Wallace Walker Lands", dated October 1951, by J. B. Metcalfe, and recorded in the Land Records of Queen Annes County, File #32,728, more particularly described as follows: Beginning for the same at an iron pipe at the southeast corner of Lot 9 and on the west side of a 40' road leading to Md. Rte. 18, said point being N 07 18 50 W - 408.67' from the concrete monument at the end of the second line of the above description; and running, thence, N 83 42 50 W - 173.33' to an iron pipe and N 83 42 50 W - 49' more or less to the mean high waters of a tidal pond; thence, by and with the mean high waters of said pond N 14 15 40 E - 100.51'; thence, S 83 42 50 E - 38' more or less to an iron pipe and S 83 42 50 E - 146.30' to an iron pipe on the west side of the 40' subdivision road; thence, by and with the west side of said road S 07 18 50 E - 102.40' to the place of beginning. Containing in all 0.465 acres of land, more or less.

Subject to a 40' right-of-way granted to the County Commissioners of Queen Annes County for Walker Road, recorded in the Land Records of Queen Annes County, Liber TSP 9, folio 245.

Subject, also, to the rights of others to the use of a 40' road extending from the westerly end of Walker Road to and along the easterly side of the aforementioned subdivision.

DESCRIPTION OF THE W. WALLACE WALKER ESTATE LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

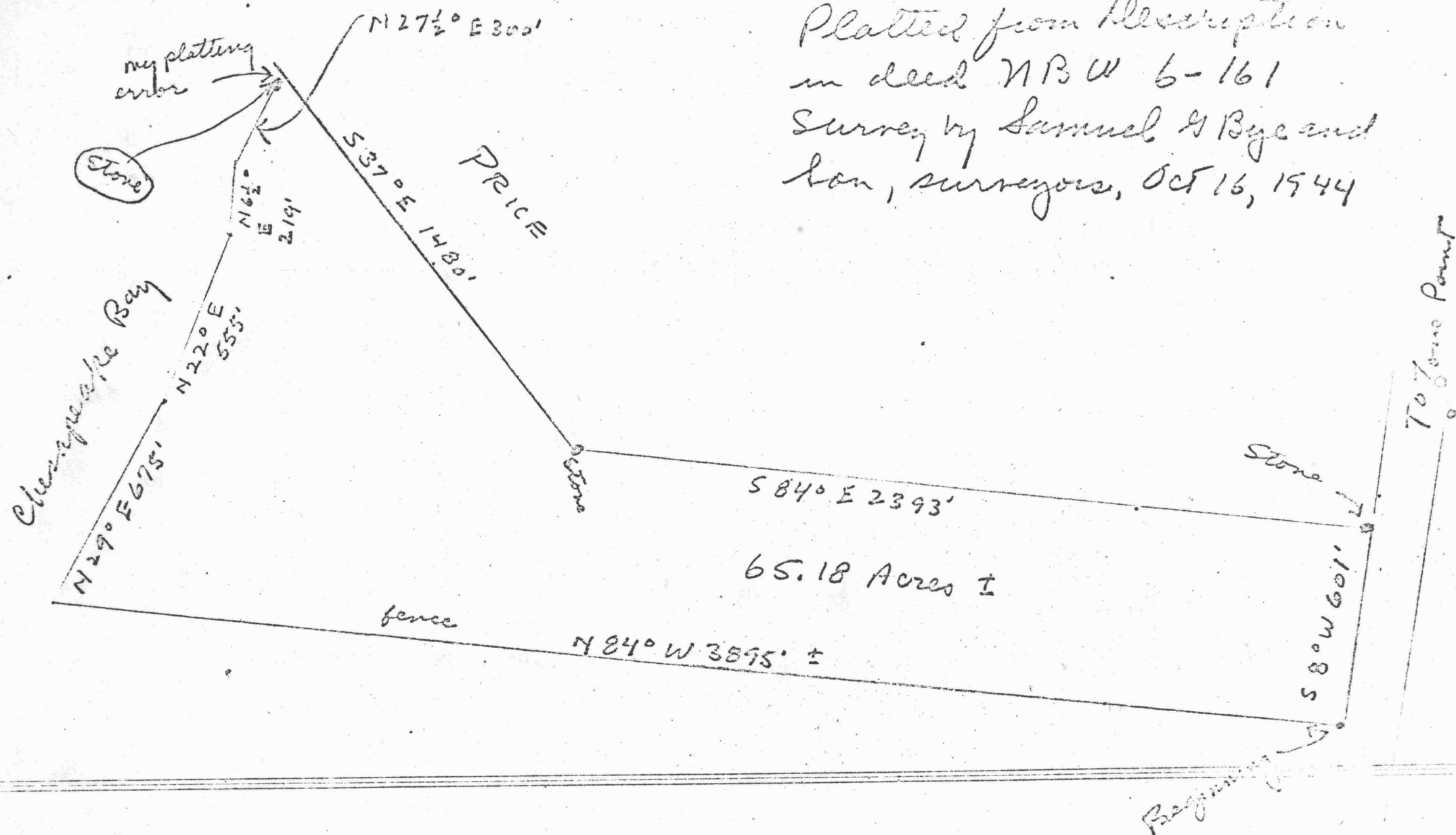
Beginning for the same at an iron pipe at the intersection of the west side of Md. Rte. 18 (40' wide) and the north side of Walker Road (40' wide), said point being the southeast corner of the herein described lands; and running, thence, by and with the north side of Walker Road N 83 41 W - 1314.74' to an iron pipe; thence, crossing the westerly end of said road S 29 49 20 W - 43.62' to an iron pipe and the lands of Emmart R. Guyton; thence, by and with said Guyton lands N 83 41 W - 1419.75' to a concrete monument, N 83 41 W - 259.08' to an iron pipe, and N 83 41 W - 736.46' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay the six following courses and distances: (1) N 35 05 40 E - 813.61', (2) N 23 24 E - 305.61', (3) N 15 50 W - 91.30', (4) N 64 40 20 W - 66.90', (5) N 37 03 50 E - 96.85', and (5) N 27 57 30 E - 323.31' to the lands of Charles Price, Jr.; thence, by and with said Price lands S 36 42 E - 219.97' more or less to a concrete monument, S 36 42 E - 1005.38' to an angle iron post set in concrete, and S 83 41 50 E - 2391.57' to a concrete monument on the west side of Md. Rte. 18; thence, by and with the west side of said road S 09 39 W - 561.03' to the place of beginning. Containing in all 59.113 acres of land, more or less.

Saving and Excepting Lots 9 and 10 as shown on a plat entitled "Part of the W. Wallace Walker Lands", dated October 1951, by J. B. Metcalfe, recorded in the Land Records of Queen Annes County, File #32;728, more particularly described as follows: Beginning for the same at an iron pipe at the southeast corner of said tract and on the west side of a 40' road leading to Md. Rte. 18, said point being N 07 18 50 W - 408.67' from the concrete monument at the end of the third line of the above description; and running, thence, N 83 42 50 W - 173.33' to an iron pipe and N 83 42 50 W - 49' more or less to the mean high waters of a tidal pond; thence, by and with the mean high waters of said pond N 14 15 40 E; thence, S 83 42 50 E - 38' more or less to an iron pipe and S 83 42 50 E - 146.30' to an iron pipe on the west side of the 40' subdivision road; thence, by and with the west side of said road S 07 18 50 E - 102.40' to the place of beginning. Containing in all 0.465 acres of land, more or less.

October 31, 1975.

William R. Nuttle
Registered Surveyor.

Platted from description
in deed NBW 6-161
Survey by Samuel H Bye and
son, surveyors, Oct 16, 1944



SCD 8/508 - (cont.)

N 51° E - 9

S 79° E - 8

S 33° E - 8

S 07° E - 12

South - 18

N 50° W - 16

S 58° W - 26

S 50° E - 12

S 13° E - 46

S 16° W - 6

S 36° 30' W - 42

S 71° W - 8

N 72° W - 17

S 27° W - 6

S 60° E - 20

S 07° E - 16

S 85° E - 47.5

N 20° E - 3.5

S 82° E - 64.25

N 25° E - 66.75

S 89° E - 88 to begin

Quinton - TSP 48/392

Begin NE cor.

S 26° 30' W - 67.12

N 79° 45' W - 111.6 ± to bay

w/ bay N dir. to Walker

S 86° E - 120 ± to begin

165
88
1320
1320
1452.0

SSI/113 Begin at NE cor. of herein

S 26° 30' W - 67.12 adjoining Arthur Cockey

N 79° 45' W - 111.6 to bay adjoining Walter Price
of bay N dir. to Moses Legg

S 86° E - 120 to begin

40 acres ±

Also R/W through Ringgold farm - 12'

Begin NE cor of herein

100' ± through peach orchard

along east side of orchard in N dir. by

small out house to established outlet

W same to public road

Probably
Guyton

Thomas - CWC 69/96 - survey by Ward 1971

Begin C.M. on W. side Love Point Rd. 22.78' from
beginning of 1st (N55°55'W - 768.9) of Pelcyan - 4/9/274

N 54° 11' 49" W - 746.12 to pipe at stone

N 23° 34' 01" E - 449.30 to C.M. on S side Walker Rd.

N 82° 08' 01" W - 703.88 to C.M.

W/E side of road & fence S 31° 22' 22" W - 1103.22 to C.M.

S 62° 48' 08" E - 580.00

SEE - Begin C.M. at end of 4th (S 31° 22' 22" W)

NBW 6/16/

Bye survey

see ASG 10/295 -

ASG 1/47 - Clarence Soper to Howat Concrete Co.

BHT 8/344 - Char. Clayton Price to Soper

Begin fence post on W side state rd.

w/fence N 84° 48' W - 2968.84

across pond N 84° 54' W - 955 ± to bay

w/bay N 27° 06' E - 328.5

N 21° 22' E - 861.5

N 26° 50' E - 357.76

N 18° 55' E - 235

across beach, across pond & w/fence

S 37° 45' E - 1492

S 84° 48' E - 2393.24 to W side rd.

w/rd. S 08° 33' W - 601.02 to begin

69.75

Survey by J. Revell Carr 1928

Being part of JFR 2/35

Subject to R/W 551/113

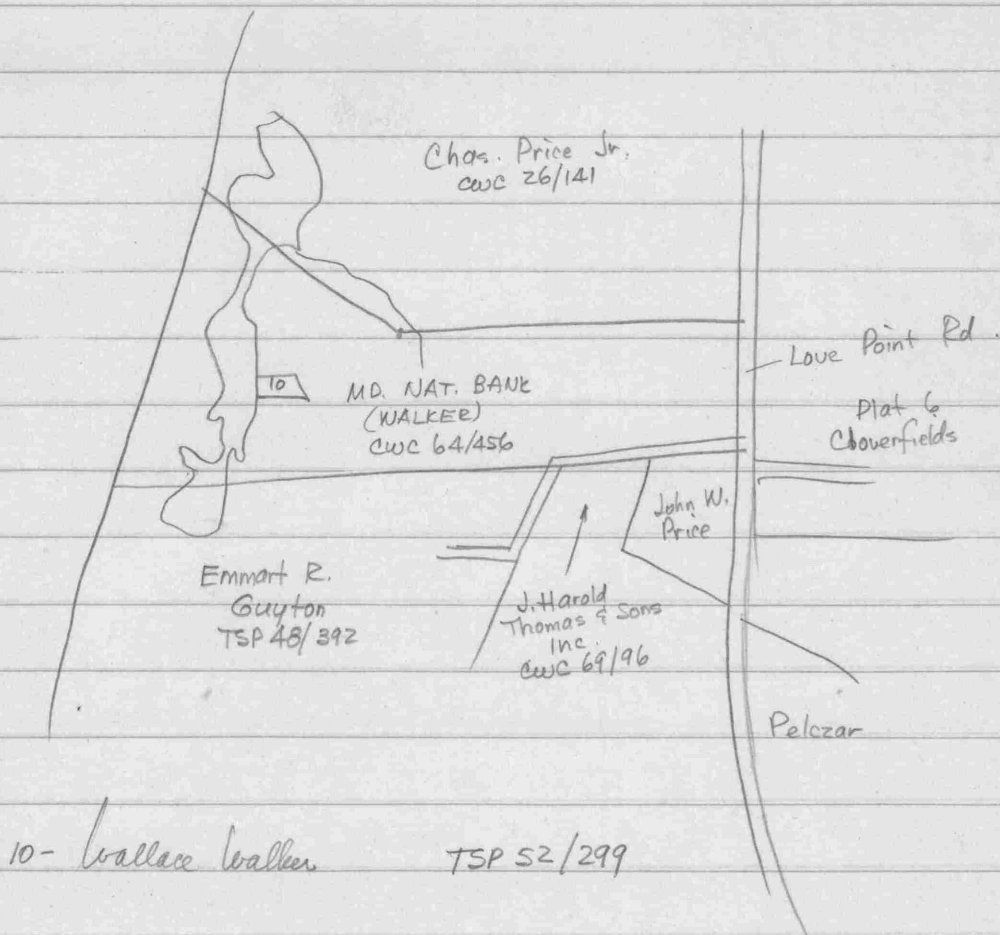
82 08 01
31 22 22

82 08 01
31 22 22
113 30 23

2968.84
955
3923.84

2968
955
3923

MAP 48



CWC 64/456 - W. Wallace Walker estate to Md. Nat. Bank.

Survey by Bye in 1944

S&E - 2 lots in plat by Metcalfe 1951

Begin on W side 40' road, said pt. being $507^{\circ}36'E$
204.8 from C.M. at NE cor Feb 14

w/ div. line between Lots 10 & 11 $N84^{\circ}W - 176.4' \pm$ to ^{pond or prong} bay
w/ ~~bay~~ pond S dir. $102' \pm$

w/ line between Lots 8 & 9 $S84^{\circ}E - 216' \pm$ to west side of rd
w/ rd $N07^{\circ}36'W - 102.4'$ to begin

Look up Walker between Oct. '44 and 1951

Plat TSP 9/244

32,728

The map shows a subdivision of land into 14 numbered lots. The lots are arranged in a row, with a pond located above them. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for each lot:

Lot Number	Area (sq. ft.)	Front Boundary Distance (ft.)	Side Boundary Distance (ft.)	Back Boundary Distance (ft.)
1	244.8	249.3	28.4	50
2	277.0	244.8	50	50
3	272.1	244.8	50	50
4	261.2	244.8	35	35
5	240.6	244.8	25	25
6	220.5	244.8	25	25
7	206.3	244.8	25	25
8	186.0	244.8	30	30
9	163.9	244.8	25	25
10	146.4	244.8	30	30
11	140.8	244.8	35	35
12	135.4	244.8	40	40
13	155.8	244.8	40	40
14	178.2	244.8	50	50

The map also includes a "Pond" area above the lots. The boundary between the lots and the pond is a curved line. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for the boundary between the lots and the pond:

Point	Bearing	Distance (ft.)
1 to 2	N 84° 00' W	50
2 to 3	N 84° 00' W	50
3 to 4	N 84° 00' W	50
4 to 5	N 84° 00' W	35
5 to 6	N 84° 00' W	25
6 to 7	N 84° 00' W	25
7 to 8	N 84° 00' W	25
8 to 9	N 84° 00' W	30
9 to 10	N 84° 00' W	25
10 to 11	N 84° 00' W	30
11 to 12	N 84° 00' W	35
12 to 13	N 84° 00' W	40
13 to 14	N 84° 00' W	40
14 to 15	N 84° 00' W	50

The map also includes a "Pond" area above the lots. The boundary between the lots and the pond is a curved line. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for the boundary between the lots and the pond:

Point	Bearing	Distance (ft.)
1 to 2	N 84° 00' W	50
2 to 3	N 84° 00' W	50
3 to 4	N 84° 00' W	50
4 to 5	N 84° 00' W	35
5 to 6	N 84° 00' W	25
6 to 7	N 84° 00' W	25
7 to 8	N 84° 00' W	25
8 to 9	N 84° 00' W	30
9 to 10	N 84° 00' W	25
10 to 11	N 84° 00' W	30
11 to 12	N 84° 00' W	35
12 to 13	N 84° 00' W	40
13 to 14	N 84° 00' W	40
14 to 15	N 84° 00' W	50

The map also includes a "Pond" area above the lots. The boundary between the lots and the pond is a curved line. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for the boundary between the lots and the pond:

Point	Bearing	Distance (ft.)
1 to 2	N 84° 00' W	50
2 to 3	N 84° 00' W	50
3 to 4	N 84° 00' W	50
4 to 5	N 84° 00' W	35
5 to 6	N 84° 00' W	25
6 to 7	N 84° 00' W	25
7 to 8	N 84° 00' W	25
8 to 9	N 84° 00' W	30
9 to 10	N 84° 00' W	25
10 to 11	N 84° 00' W	30
11 to 12	N 84° 00' W	35
12 to 13	N 84° 00' W	40
13 to 14	N 84° 00' W	40
14 to 15	N 84° 00' W	50

The map also includes a "Pond" area above the lots. The boundary between the lots and the pond is a curved line. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for the boundary between the lots and the pond:

Point	Bearing	Distance (ft.)
1 to 2	N 84° 00' W	50
2 to 3	N 84° 00' W	50
3 to 4	N 84° 00' W	50
4 to 5	N 84° 00' W	35
5 to 6	N 84° 00' W	25
6 to 7	N 84° 00' W	25
7 to 8	N 84° 00' W	25
8 to 9	N 84° 00' W	30
9 to 10	N 84° 00' W	25
10 to 11	N 84° 00' W	30
11 to 12	N 84° 00' W	35
12 to 13	N 84° 00' W	40
13 to 14	N 84° 00' W	40
14 to 15	N 84° 00' W	50

The map also includes a "Pond" area above the lots. The boundary between the lots and the pond is a curved line. The map includes various survey measurements, including bearings and distances. The following table summarizes the data for the boundary between the lots and the pond:

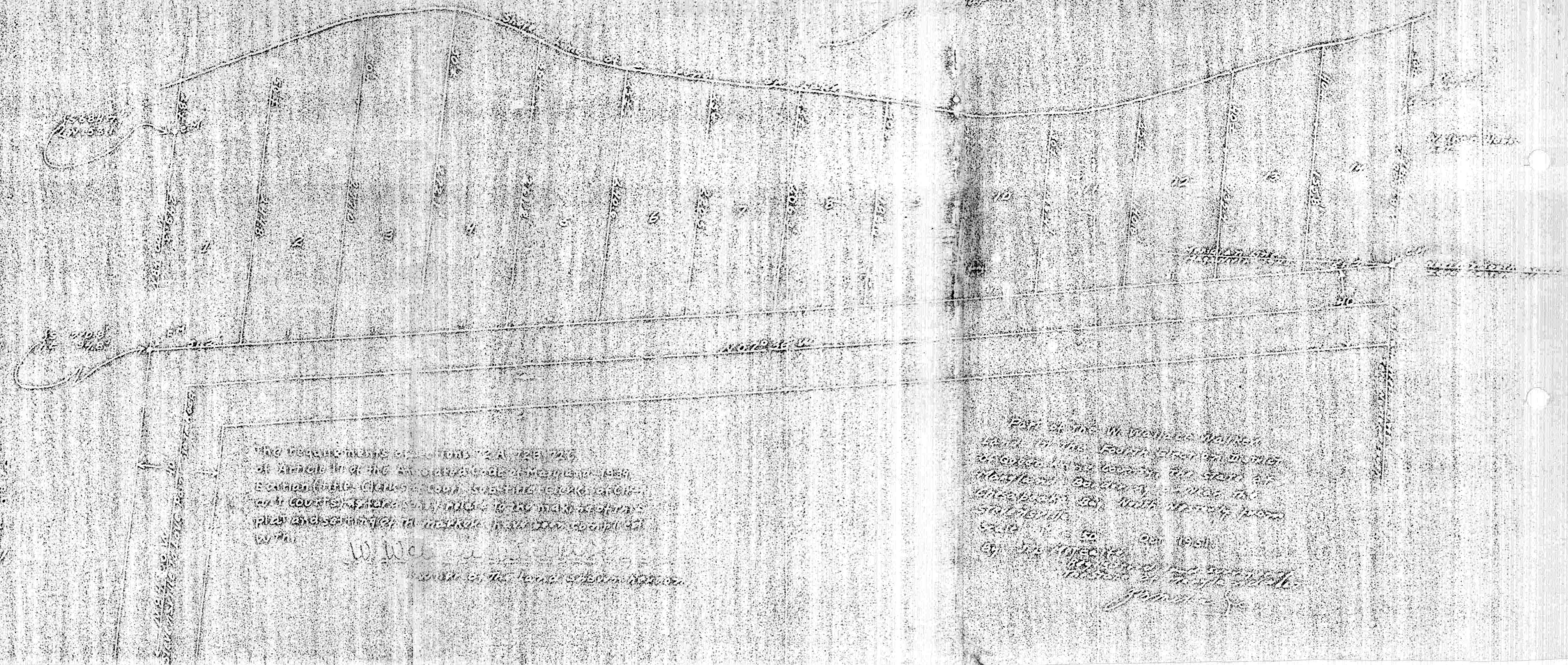
Point	Bearing	Distance (ft.)
1 to 2	N 84° 00' W	50
2 to 3	N 84° 00' W	50
3 to 4	N 84° 00' W	50
4 to 5	N 84° 00' W	35
5 to 6	N 84° 00' W	25
6 to 7	N 84° 00' W	25
7 to 8	N 84° 00' W	25
8 to 9	N 84° 00' W	30
9 to 10	N 84	

$\begin{array}{r} 675 \\ \times 250 \\ \hline 33750 \\ 135000 \\ \hline 168750 \end{array}$

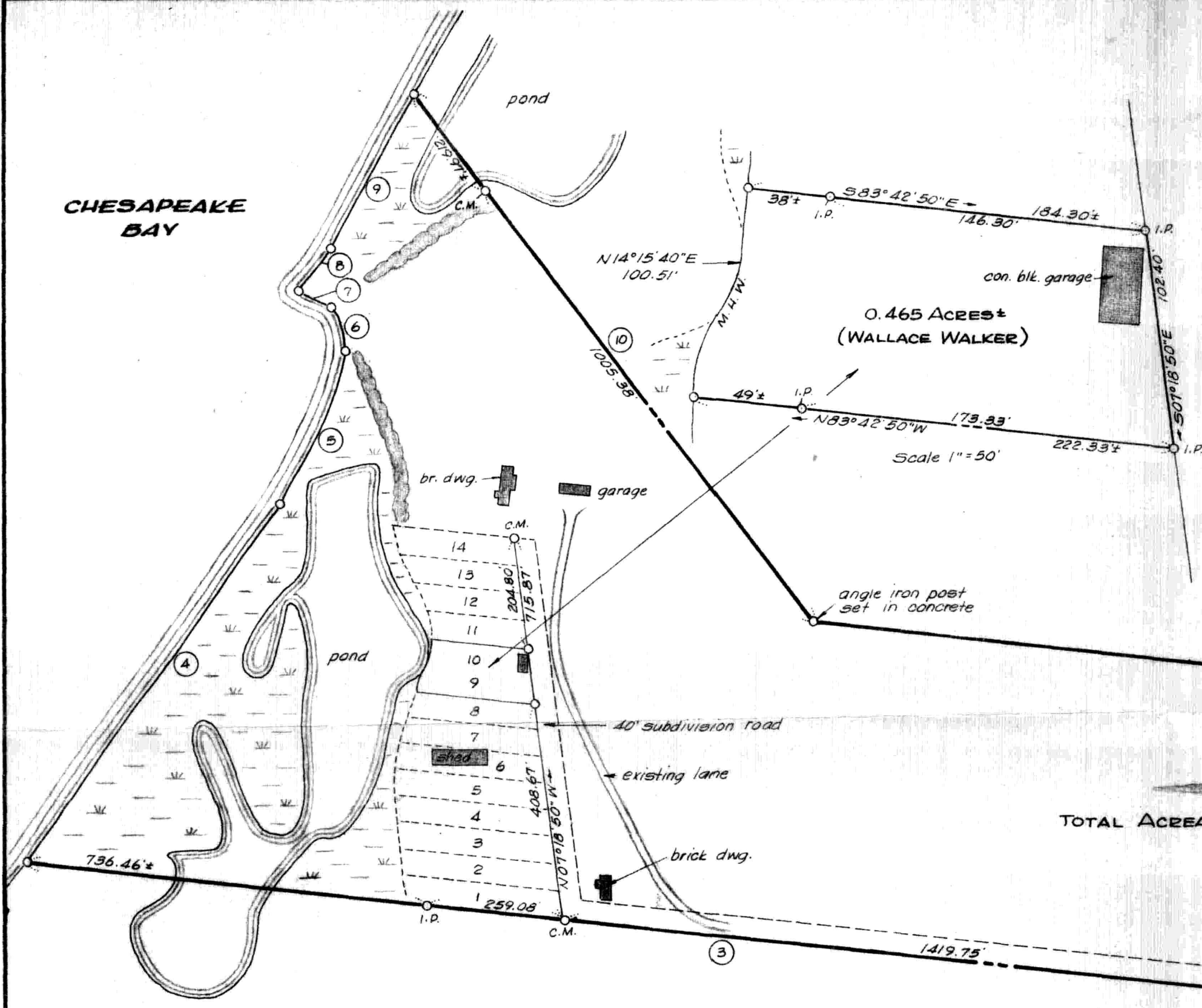
MARYLAND,
QUEEN'S COUNTY, SCT.
I HEREBY CERTIFY THAT
Plat WAS
ON RECORD THIS 27th
1953, AND RECORDED
S.P. No. 9 fol. 244,
RECORD BOOK FOR QUEEN
NTY.

John Pippin CLERK

TSP 9/244

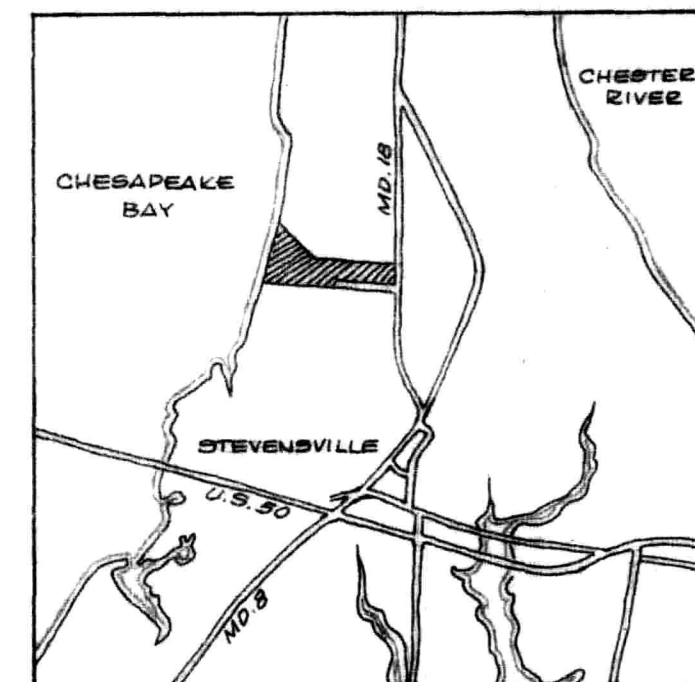


CHESAPEAKE
BAY



NO.	BEARING	DIST
1	N 83° 41' 00" W	1314.74'
2	S 29° 49' 20" W	43.62'
3	N 83° 41' 00" W	2415.29'
4	N 35° 05' 40" E	813.61'
5	N 23° 24' 00" E	305.61'
6	N 15° 50' 00" W	91.30'
7	N 64° 40' 20" W	66.90'
8	N 37° 03' 50" E	96.85'
9	N 27° 57' 30" E	323.31'
10	S 36° 42' 00" E	1225.35'
11	S 83° 41' 50" E	2391.57'
12	S 09° 39' 00" W	561.03'

MAG. NORTH
1975



CHARLES PRICE, JR.

TOTAL ACREAGE - 59.113
1.214
60.327

EMMART R. GUYTON

PLAT OF A SURVEY OF THE
W. WALLACE WALKER ESTATE LANDS
4TH DISTRICT, QUEEN ANNES, CO., MD.

Scale 1" = 200' Oct. 1975.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

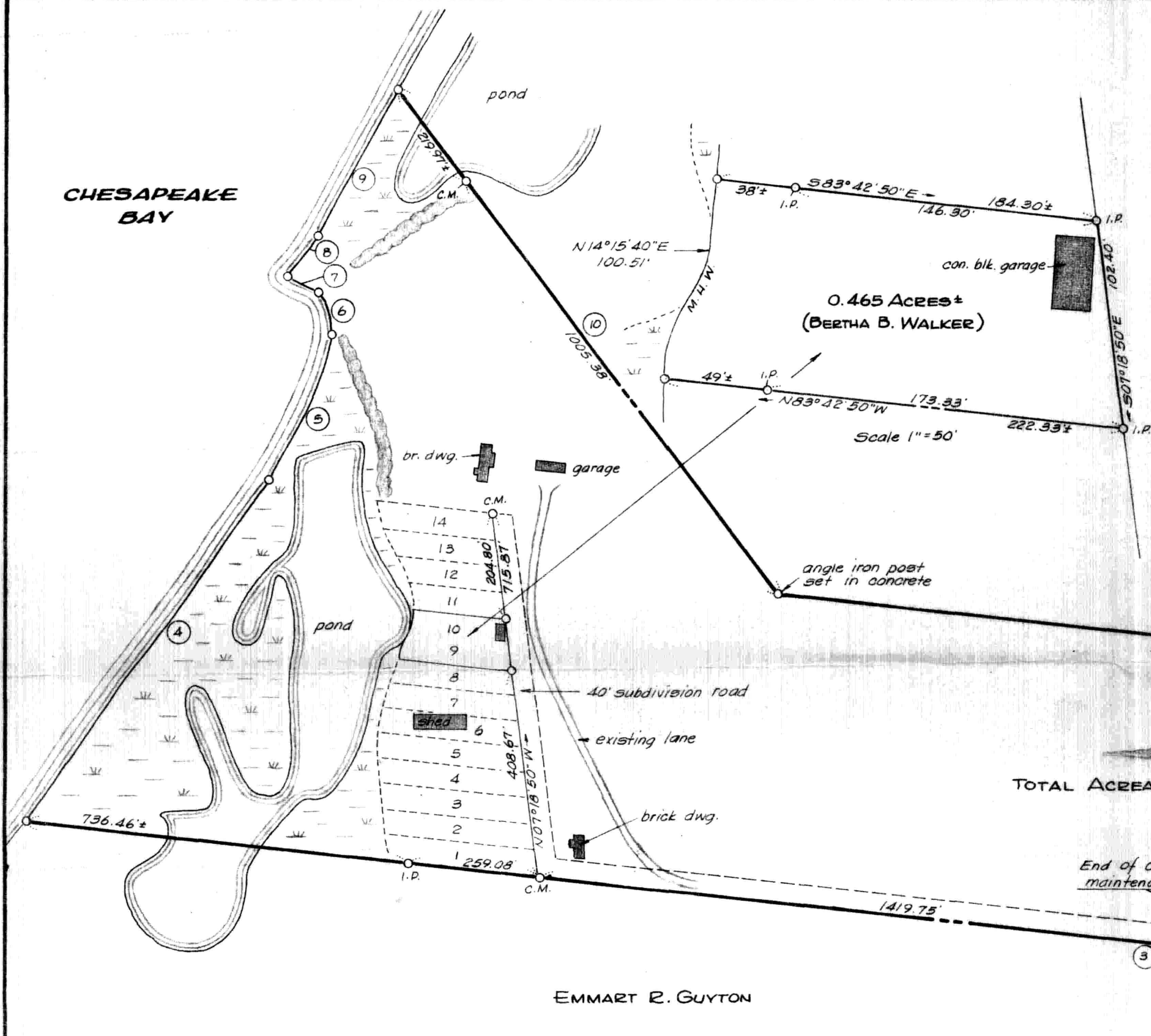
Note: Subdivision plat by J.B. Metcalfe
filed in the Land Records of Queen Annes
County, File No 32728.
Ponds & woods lines drawn from
U.S.D.A. aerial photo.

J. HAROLD THOMAS & SONS, INC.

JOHN W. PRICE

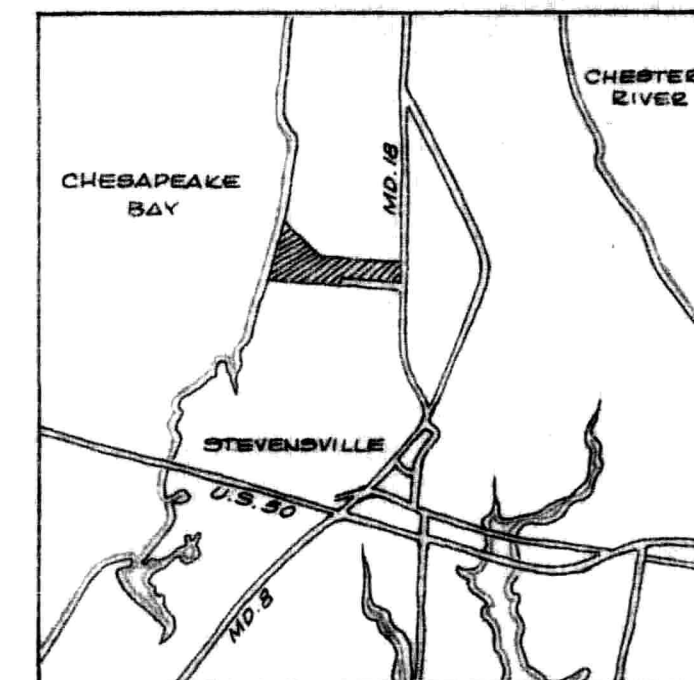
I.P. = iron pipe
C.M. = concrete monument

CHESAPEAKE BAY



NO.	BEARING	DIST
1	N 83° 41' 00" W	1314.74'
2	S 29° 49' 20" W	49.62'
3	N 83° 41' 00" W	3745.10±
4	N 35° 05' 40" E	813.61'
5	N 23° 24' 00" E	305.61'
6	N 15° 50' 00" W	91.30'
7	N 64° 40' 20" W	66.90'
8	N 37° 03' 50" E	96.85'
9	N 27° 57' 30" E	323.31'
10	S 36° 42' 00" E	1225.35±
11	S 83° 41' 50" E	2391.57'
12	S 09° 39' 00" W	601.10'

MAG. NORTH
1975



CHARLES PRICE, JR.

TOTAL ACREAGE - 60.327±

EMMART R. GUYTON

PLAT OF A SURVEY OF THE
W. WALLACE WALKER ESTATE LANDS

4TH DISTRICT, QUEEN ANNES, CO., MD.

Scale 1" = 200' Oct. 1975; Revised Nov. 1975.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: Subdivision plat by J.B. Metcalfe
filed in the Land Records of Queen Annes
County, File No 32728.

Ponds & woods lines drawn from
U.S.D.A. aerial photo.

J. HAROLD THOMAS & SONS, INC.

JOHN W. PRICE

See grant to County for
Walker Rd., TSP 9/245

WALKER ROAD

MD. RTE. 18

I.P. = iron pipe
C.M. = concrete monument